126.0	0001	0009.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,284,500 / 1,284,500
					USE VALUE:	1,284,500 / 1,284,500
					ASSESSED:	1,284,500 / 1,284,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
9		LOCKELAND AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FRENI SALVATORE J--ETAL
Owner 2:	FRENI LUISA
Owner 3:	
Street 1:	5 KELLY FARM WAY
Street 2:	
Twn/City:	BURLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	01803 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 9,515 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1925, having primarily Vinyl Exterior and 3226 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 14 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	9515.000	643,600	6,000	634,900	1,284,500
Total Card	0.218	643,600	6,000	634,900	1,284,500
Total Parcel	0.218	643,600	6,000	634,900	1,284,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 398.17 | /Parcel: 398.1

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct 80735

GIS Ref

GIS Ref

Insp Date 04/29/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 126.0-0001-0009.0

!9724!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	643,800	6000	9,515.	634,900	1,284,700	1,284,700	Year End Roll	12/18/2019
2019	104	FV	467,500	6000	9,515.	670,200	1,143,700	1,143,700	Year End Roll	1/3/2019
2018	104	FV	466,600	4900	9,515.	493,800	965,300	965,300	Year End Roll	12/20/2017
2017	104	FV	436,700	4900	9,515.	472,700	914,300	914,300	Year End Roll	1/3/2017
2016	104	FV	436,700	4900	9,515.	437,400	879,000	879,000	Year End	1/4/2016
2015	104	FV	387,500	4900	9,515.	366,800	759,200	759,200	Year End Roll	12/11/2014
2014	104	FV	387,500	4900	9,515.	358,400	750,800	750,800	Year End Roll	12/16/2013
2013	104	FV	403,800	4900	9,515.	341,400	750,100	750,100		12/13/2012

PRINT

Date	Time
12/11/20	00:09:21

LAST REV

Date	Time
05/22/18	10:35:48
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 9724

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	1079-163		4/1/1991		1	No	No		A

USER DEFINED

Prior Id # 1:	80735
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/26/2016	516	Re-Roof	7,500					reroof
7/30/2015	1050	Renovate	20,000		7/30/2015			Remodel bath and k
7/15/2015	962	Demoliti	6,000		7/15/2015			Interior demo only
5/8/1996	169		1,500					FINISH 3RD FLOOR
9/14/1995	570		10,000					REMODEL ATTIC
3/26/1992	93		6,500					REMODEL ATTIC

ACTIVITY INFORMATION

Date	Result	By	Name
4/29/2018	MEAS&NOTICE	HS	Hanne S
2/9/2009	Measured	372	PATRIOT
11/17/1999	Mailer Sent		
11/5/1999	Measured	263	PATRIOT
7/13/1992		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		9515		Sq. Ft.	Site		0	90.	0.74	10									634,906						634,900	

Total AC/HA:	0.21843	Total SF/SM:	9515	Parcel LUC:	104	Two Family	Prime NB Desc:	ARLINGTON	Total: 634,906	Spl Credit		Total:	634,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.00714278
Const Adj.:	0.98000199
Adj $ / SQ:	167.790
Other Features:	112631
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	721539
Depreciation:	77926
Depreciated Total:	643613

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	14	BRs:	5	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
1	7	2	
Totals			
2	14	5	

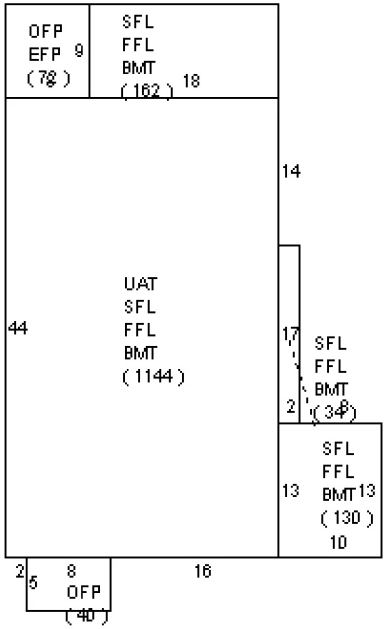
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	167.79
Special Features:	0	Val/Su Net:	131.89
Final Total:	643600	Val/Su SzAd	218.91

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,470	50.340	73,996
FFL	First Floor	1,470	167.790	246,652
SFL	Second Floor	1,470	167.790	246,652
UAT	Upper Attic	286	117.450	33,592
OFP	Open Porch	112	30.610	3,428
EFP	Enclos Porch	72	63.740	4,589

Net Sketched Area:	4,880			Total:	608,909
Size Ad	2940	Gross Are	5738	FinArea	3226

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 126.0-0001-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	19X20	A	AV	1925	21.58	T	40	104			4,900			4,900
19	Patio	D	Y	1	17X21	A	AV	2010	3.30	T	7.2	104			1,100			1,100

More:	N	Total Yard Items:	6,000	Total Special Featues:		Total:	6,000